

Company Registration No. 02670888
Registered Charity No. 1019213

Airedale Homes Project
(A company limited by guarantee)

UNAUDITED FINANCIAL STATEMENTS

for the year ended
31 March 2021

DIRECTORS

Mrs M M Jackson
Mr A J Macpherson
Mrs T A Smith
Mr B W Jenkins

REGISTERED OFFICE

240 Skipton Road
Keighley
BD20 6AS

SOLICITORS

Gordons LLP
14 Piccadilly
Bradford
West Yorkshire
BD1 3LX

BANKERS

Yorkshire Bank plc
North Street
Keighley
West Yorkshire
BD21 3SD

ACCOUNTANT

Ian Milner
2 Langthorne Court
Morley
Leeds
West Yorkshire
LS27 9DR

Airedale Homes Project

TRUSTEES REPORT

For the year ended 31 March 2021

The Directors present their report and the financial statements of Airedale Homes Project for the year ended 31 March 2021.

PRINCIPAL ACTIVITIES

The charitable company ("the company") is a self supporting association which operates within the administrative area served by Airedale Health Authority and Bradford Care Trust to provide support for those experiencing mental health difficulties through the provision of supported accommodation. The company is governed by the management committee in accordance with its memorandum and articles of association and a statement of intent. The management committee has overall responsibility for the operation of the company.

Trustees are appointed by majority vote of the management committee considering eligibility and personal competence. Trustees are encouraged to seek appropriate training if necessary and new trustees are inducted into the workings of the charity by meeting with other trustees.

OBJECTIVES

When planning our objectives for the year, the trustees have considered the Charity Commissioner's guidance on public benefit. The object of the association is the assistance of its clients who, because of their mental condition, are unable to support themselves and who are in serious necessitous circumstances. Clients are referred by stakeholders including the local health authority and social services.

ACHIEVEMENTS AND PERFORMANCE

Airedale Homes Project provides supported housing accommodation to adults recovering from severe and enduring mental health illness.

We enable service users to develop their own self-care and daily living skills such as shopping, cooking and budgeting so they might better manage when they return to independent living.

We do however have a small number of tenants who have spent considerable time with our Project and are unlikely/unable to manage without the type of support we can offer and there are few similar resources available.

The project currently provides supported accommodation in property located in North and West Yorkshire.

During the year we acted as Managing Agents for a 'Sanctuary' Property in Skipton and as Managing Agents for one 'Places for People' Property in West Yorkshire.

The trustees decided that the lease on the let property in Skipton should not be renewed, the residents were all moved to other homes, and the Trustees are now seeking alternative homes for future use.

AHP owns 1 Brougham Street Skipton, 240 Skipton Road Keighley and three independent flats attached to Riversedge Keighley. We also rent a Property, 3 Belgrave Road, from 'Incommunities'.

Following a few years of restrained spending, during a period in which income was uncertain, property modernisation works were necessarily accumulated. Planned projects to renovate and improve each property on a cyclical basis have continued, and this expenditure is reflected in the current year.

The appointment of a manager in July 2019 has been pivotal in bringing about service and accommodation improvements. Staff have appreciated and responded well to new leadership and support, and there has been a resultant improvement of both morale and work practices ultimately benefitting the organisation.

Net income for the year amounted to £16,140.

Airedale Homes Project

TRUSTEES REPORT

For the year ended 31 March 2021

RESERVES POLICY

The management committee have established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity, should be accumulated for the purposes of reinvestment in further property in order to provide more places for the accommodation of clients or for acquiring existing properties that are leased.

Unrestricted funds at 31 March 2021 stood at £530,498. .

INVESTMENT POLICY

The management committee has considered the most appropriate policy for investing funds and COIF Charity Deposit Fund meets the needs of the company most appropriately. The management committee consider the return on investments to be satisfactory.

PLANS FOR THE FUTURE

A more challenging year is envisaged for our finances, and we expect to achieve a break-even situation with only a small surplus.

RISK REVIEW

The management committee has conducted its own review of the major risks to which the company is exposed and systems have been established to mitigate those risks.

The Safeguarding of the vulnerable adults for whom we provide Supported Accommodation is a priority, and adequate Policies and Procedures are in place to ensure that we meet all relevant requirements.

Income sources continue to be a combination of State Funding through Local Authority Housing Benefits and Service User's contributions to Rent/Charges. The Management Committee are confident that with financial prudence the current service provision can be maintained.

Internal risks are minimised by the implementation of procedures for authorisation of all financial transactions and a continuing effort to achieve the desired Quality Benchmarks/Outcomes for the Service Provision.

DIRECTORS

Members of the management committee, who are directors for the purpose of Company Law, and trustees for the purpose of charity law who served during the year, are detailed below:

Mrs M M Jackson

Mr A J Macpherson

Mrs T A Smith

Mr B W Jenkins (Appointed 28 May 2020)

Miss E Hooley (Resigned 11 May 2020)

Airedale Homes Project

TRUSTEES REPORT

For the year ended 31 March 2021

COMPANY MEMBERS

Members of the company, all of whom are directors, guarantee to contribute an amount not exceeding £1 to the assets of the charitable company in the event of a winding up. The total number of such guarantees at 31 March 2021 was 4 (2020:4).

By order of the board

Mrs M M Jackson
Director and Trustee

1 December 2021

Airedale Homes Project

DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources, including income and expenditure, for the financial year. In preparing those financial statements, the Directors should follow best practice and:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgments and accounting estimates that are reasonable and prudent;
- c. prepare the financial statements on the going concern basis unless it is not appropriate to presume that the company will continue in business.

The Directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities. The Directors are also responsible for safeguarding the assets of the charitable company and for the prevention and detection of fraud and other irregularities.

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF AIREDALE HOMES PROJECT

I report on the accounts of the company for the year ended 31 March 2021, which are set out on pages 8 to 15.

Respective responsibilities of trustees and examiner

The trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and have opted for an independent examination.

I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the accounts in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2015 which is referred to in the extant regulations but has been withdrawn.

This has been done in order that the accounts provide a true and fair view in accordance with the Generally Accepted Accounting Practice for reporting periods beginning on or after 1 January 2015.

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Ian Milner F.C.A.
2 Langthorne Court
Morley
Leeds
LS27 9DR
1 December 2021

Airedale Homes Project

STATEMENT OF FINANCIAL ACTIVITIES

(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

For the year ended 31 March 2021

	<i>Notes</i>	2021 Unrestricted Funds £	2020 Unrestricted Funds £
INCOME FROM:			
Charitable activities		205,212	203,613
Investment income	2	-	380
		<hr/>	<hr/>
TOTAL INCOMING RESOURCES		205,212	203,993
		<hr/>	<hr/>
EXPENDITURE ON:			
Charitable activities		189,072	223,031
		<hr/>	<hr/>
TOTAL RESOURCES EXPENDED	3	189,072	223,031
		<hr/>	<hr/>
NET MOVEMENT IN FUNDS	4	16,140	(19,038)
TOTAL FUNDS BROUGHT FORWARD		514,358	533,396
		<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD		530,498	514,358
		<hr/>	<hr/>

The statement of financial activities includes all gains and losses in the year. All incoming resources and resources expended derive from continuing charitable activities.

Airedale Homes Project

BALANCE SHEET as at 31 March 2021

Company Registration No. 02670888

	<i>Notes</i>	2021		2020	
		£	£	£	£
FIXED ASSETS					
Tangible assets	8		362,104		372,851
CURRENT ASSETS					
Debtors	9	19,144		11,257	
Short term deposits	10	62,298		62,298	
Cash at bank and in hand		105,091		76,749	
		186,533		150,304	
CREDITORS: Amounts falling due within one year	11	(18,139)		(8,797)	
NET CURRENT ASSETS			168,394		141,507
NET ASSETS			530,498		514,358
FUNDS					
UNRESTRICTED FUNDS			530,498		514,358

Airedale Homes Project

BALANCE SHEET as at 31 March 2021

Company Registration No. 02670888

For the year ended 31 March 2021 the company was entitled to the exemption from the requirement to have an audit under Section 477 of the Companies Act 2006.

No notice has been deposited with the company under Section 476 of that Act requiring an audit to be carried out.

The directors acknowledge their responsibility for:

- a. Ensuring the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- b. Preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its result for the year then ended in accordance with the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006, so far as they are applicable to the company.

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 (Section 1A).

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies regime.

The financial statements on pages 7 to 15 were approved by the board of directors and authorised for issue on 1 December 2021 and are signed on its behalf by:

Mrs M M Jackson
Trustee and Director

Airedale Homes Project

ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with Financial Reporting Standard 102 (Section 1A).

FUNDS ACCOUNTING

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

INCOMING RESOURCES

All incoming resources are included in the Statement of Financial Activities when the charity is entitled to the income, receipt is probable and its amount can be measured reliably.

RESOURCES EXPENDED

Expenditure is recognised when a constructive obligation has arisen, it is more likely than not that payment will be required, and the amount can be measured reliably. All expenditure includes attributable VAT which cannot be fully recovered.

Charitable expenditure comprises those costs incurred by the charity in the course of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature to support them.

TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at historic cost.

Depreciation is provided on all tangible assets at rates calculated to write down each asset to its estimated residual value at the end of an assets useful life. The annual rates of depreciation are:-

Freehold property	2% on cost
Expenditure on leasehold property	5% on cost
Equipment, fixtures and fittings	25% on cost
Computers	33 1/3% on cost

Airedale Homes Project

SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

1. INCOME

Rent receivable includes tenant service charges and housing benefit.

2. INVESTMENT INCOME

	2021 £	2020 £
Income from current asset investments	-	380
	<hr/>	<hr/>

3. ANALYSIS OF RESOURCES EXPENDED

	<i>Staff costs</i> £	<i>Other costs</i> £	<i>Depreciation</i> £	2021 <i>Total</i> £	2020 <i>Total</i> £
Charitable expenditure					
Provision of housing	51,499	81,240	10,540	143,279	204,171
Support costs	34,874	10,712	207	45,793	35,345
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	86,373	91,952	10,747	189,072	239,516
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

4. NET INCOMING RESOURCES

	2021 Total £	2020 Total £
Net incoming resources is stated after charging:		
Depreciation	10,747	10,901
Independent examination fees	525	525
Other taxation and accounting services	1,455	1,125
	<hr/>	<hr/>

Airedale Homes Project

SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

5. EMPLOYEES

The average number of persons employed by the company during the year was:

	2021	2020
	£	£
Support workers	4	4
Administrative staff	2	2
	<u>6</u>	<u>6</u>

Staff costs for the above persons were:

Wages and salaries	92,209	99,357
Furlough receipts	(8,751)	-
Social security costs	1,355	3,766
Pension costs	1,560	1,894
	<u>86,373</u>	<u>105,017</u>

6. DIRECTORS

In accordance with the company's Memorandum of Association the directors do not receive remuneration.

7. TAXATION

The charitable company is exempt from corporation tax on its activities, all of which are charitable.

Airedale Homes Project

SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

8. TANGIBLE FIXED ASSETS

	<i>Freehold Property</i>	<i>Expenditure on leasehold property</i>	<i>Equipment, fixtures and fittings</i>	<i>Computers</i>	<i>Total</i>
	£	£	£	£	£
Cost					
At 1 April 2020	485,361	39,979	68,312	3,597	597,249
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2021	485,361	39,979	68,312	3,597	597,249
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Depreciation					
At 1 April 2020	115,268	39,979	65,913	3,238	224,398
Charged in year	9,707	-	833	207	10,747
Disposals	-	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2020	124,975	39,979	66,746	3,445	224,398
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net book value					
At 31 March 2021	360,386	-	1,566	152	362,104
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2020	370,093	-	2,399	359	372,851
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The directors estimate the current market value of the freehold property is £500,000 (2020: £500,000).

9. DEBTORS

	2021 £	2020 £
Rents receivable	8,114	8,697
Prepayments	11,029	2,560
	<u> </u>	<u> </u>
	19,143	11,257
	<u> </u>	<u> </u>

10. CURRENT ASSET INVESTMENTS

	2021 £	2020 £
COIF charity deposit fund	62,298	62,298
	<u> </u>	<u> </u>

Airedale Homes Project

SCHEDULE TO THE FINANCIAL STATEMENTS

for the year ended 31 March 2021

11. CREDITORS: Amounts due in less than one year

	2021 £	2020 £
Rents received in advance	1,282	583
Taxation and social security	1,222	1,304
Accruals and deferred income	15,623	6,898
Deposits	12	12
	<hr/>	<hr/>
	18,139	8,797
	<hr/>	<hr/>

12. GUARANTEE

The company is limited by guarantee of its members to contribute to the assets of the company in the event of a winding up in an amount not to exceed £1 per member.

13. OPERATING LEASES

The company has an open ended operating lease in respect of one property at 3 Belgrave Road, Keighley, at an annual rental of £3,800, and also acts as managing agent for the collection of rent on other property owned by various housing associations. Termination of the lease is subject to one months notice.